Ü  $\infty$ 

TION OF ITS BOARD OF DIRECTORS, AS SUCCESSOR TRUSTEE

MY COMMICEION EXPIRED

WITNESS MY HAND AND OFFICIAL SEAL.

MARY PUBLIC TO FORNIA

RIVER DI CO. N. 5 1978

	-	Copy 86		
ACKNOWLEDGEMENT	IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA	UTILITIES EASEMENT SHEET I OF 3 SHEETS		
INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.  WITHIN LAS	TRACT NO. 5677-3  DIVISION OF A PORTION OF LOTS 2 AND 4, BLOCK 23; LOTS 1, 3 AND 4, BLOCK AND 6, BLOCK 27; LOTS 1 & 3, BLOCK 28; AND A PORTION OF LOT "L" AND LOT "K-A" (HIGGS AVENUE); AND LOT "S-S" (TRUSCHELL AVENUE) AND LOT "S-S"	VD "L-A"  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IL-A"  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IL-A"  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IL-A"  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN MARCH 18, 192G AS INSTITULIMENT Nº AT 2:30  IN D. BALOGH  DATED 7 - 28 - 197G		
<u>OWNERSHIP</u>	CITY ENGINEER'S CERTIFICATE	CITY CLERK'S CERTIFICATE SUBD'N G'TEE. T.I.T.Co.		
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT,  TITLE OR, INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION  SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE  CONSENT IS NECESSARY TO PASS A GLEAR TITLE TO SAID LAND AND WE  HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION  AND MAP AS SHOWN WITHIN THE COLORED BORDER, LINE AND WE HERE-  BY OFFER FOR DEDICATION, FOR STIZEET PURPOSES LOTS "A" THROUGH  IF ", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR.  SUCCESSORS AND ASSIGNAB IN INTEREST HEREBY RELEASE AND RE-  LINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL  WEHLCULAR AND PEDESTRIAN ACCESS RIGHTS APPLIETENANT TO LOTS  I THROUGH G AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS  LA SIERRA AVENUE ADJOINING SAID LOTS; AND WE ALSO HEREBY  OFFER, FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF  UNDERGROUND ELECTRICAL DISTRUBUTION FACILITIES THE BASE—  MENTS DESIGNED AS S'XGO' PU.E. AND S' RUIE. AS SHOWN ON THE  MENTS DESIGNED AS S'XGO' PU.E. AND S' RUIE. AS SHOWN ON THE  MENTS DESIGNED AS S'XGO' PU.E. AND S' RUIE. AS SHOWN ON THE  MERCED MAP.  MERCE	I HERREY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 5677, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOV. 8 1973, AND ANY APPROVED ALTERATIONS THERE-OF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF THE TIME 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE DIVERSIDE MUNICIPAL CODE, APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE BASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROVED THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUB-DIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH APPROVED MENT WITH THE SUBDIVIDED HAS ENTERED INTO AN ASSECTION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.  DATED JULY 28 1976 JAMES F. MARTINEK, R.C.E. 8134 DIRECTOR OF PUBLIC WORKS   BY: JAMES F. MARTINEK, R.C.E. 8134  DIRECTOR OF PUBLIC WORKS	PRESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO EGTT-3, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "F" WHICH IS ACCEPTED AS "!" BAZZIER STRIP!" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "C", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO THERETS AND MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFRY THE CITY CLERK OF THE CITY OF RIVERSIDE THIS 1 LARGE THE CITY OF FINELS OF THE CITY OF RIVERSIDE THIS 1 LARGE FROM ADJOINING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENDS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR LINPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOTYET PAYABLE, WHICH ARE ESTIMATED TO BE \$3400.05		
STATE OF CANDELS S.S.  COUNTY OF JULY , 1976, BEFORE ME, THE UNDER-	I HEREBY CERTIFY THAT THE GUBDIVIDER, NAMED ON THIS MAP HAS DE- POBITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT GUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PRO-	COUNTY TAX COLLECTOR		
SIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROMALD S. LUSHING KNOW TO ME TO BE THE PRESIDENT AND ROSE E. ROTHSTEIN KNOWN TO ME TO BE THE SECRETARY OF MARLBOROUGH DEVELOPMENT CORP., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  WITHESS MY HAND AND OPPICIAL SEAL.  OFFICIAL SEAL  OFFICIA	VISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.  DATED 1-21-, 1976  EYERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES	TAX BOND  I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.		
STATE OF CALIFORNIA COUNTY OF THE COUNTY OF THE THE INDESSENCE OF THE THE SECRETARY PUBLIC IN AND FOR SAID STATE OF CALIFORNIA S.S.	I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND OR/LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.	DONALD D. SULLIVAN  COUNTY CLERK AND EX-OFFICIO CLERK  OF THE BOARD OF SUPERVISIONS  BY: Many Deputy  DEPUTY		
ON THIS 28 TH DAY OF JULY , 19TG, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  AND MAX A. BAHAM KNOWN TO ME TO BE THE  AND AUTHORIZED AGENT RESPECTIVELY OF THE CORPOR- ATION THAT EXECUTED THE WITHIN INSTITUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTITUMENT ON BEHALF OF THE CORPOR- ATION THEIZEIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTITUMENT PURSUANT TO ITS BY-LAWS OR A RESOLU-	DATED July 28, 1976 H.E. BREWER, CITY TREASURER.  BY: 14.E. BLEWER.	ENGINEER'S CERTIFICATE  I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THIREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER, MY SUPERVISION DURING MARCH, 1976; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE		

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 2ND DAY OF

MAY, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF

CALIFORNIA , SECTION 17953 : BY PACIFIC FOUNDATION ENGINEERS INC.

SOIL REPORT

MADE UNDER, MY SUPERVISION DURING MARCH, 1976; THAT ALL MONU-MENTS OF THE CHARACTER, AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED MARCH 5TH, 1976

ERNEST N. WEBB, R.C.E. 9876

BY: Ent N. Well 176-18

677-3

M.B.86/32

M.B. 86

SHEET 2 OF 3 SHEETS



BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 4, BLOCK 23; LOTS 1, 3 AND 4, BLOCK 24; LOTS 2,3,5 AND 6, BLOCK 27; LOTS I AND 3, BLOCK 28; AND A PORTION OF LOT "L" AND "L-A" (LYON AVENUE); AND LOT "K-A" (HIGGS AVENUE); AND LOT "S-S" (TRUSCHELL AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK II, PAGE 42-50 INCLUSIVE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN RANCHO LA SIERRA

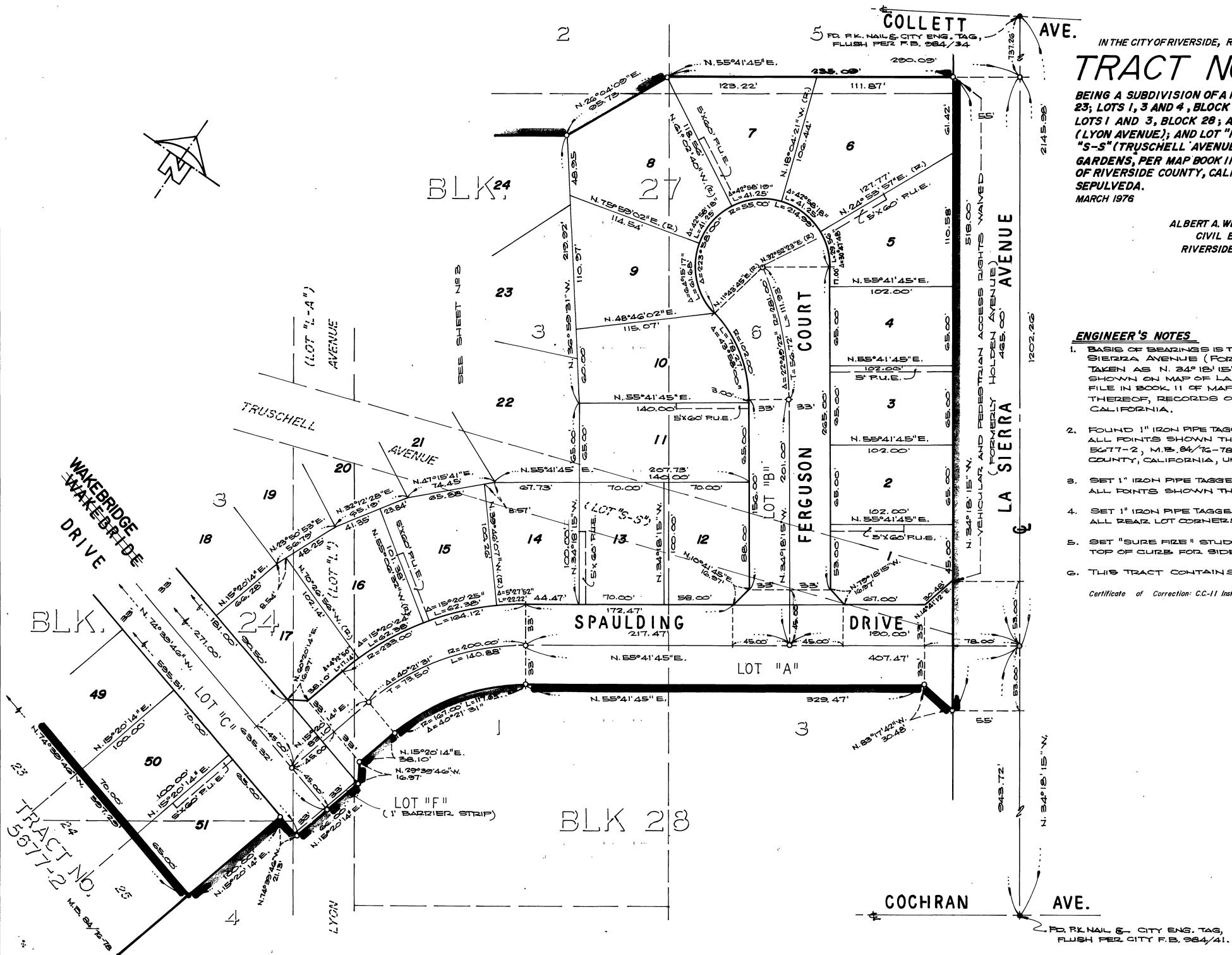
SCALE: |"= 50'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

## ENGINEER'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AYENUE (FORMERLY HOLDEN AVENUE) TAKEN AS N. 34° 18' 15" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN BOOK II OF MAPS, AT PAGES 42 THOU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. FOUND I" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS . PER TRACT NO 5677-2, M.B.84/76-78 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
- 3. Set 1" Iroh Pipe Tagged R.C.E. 987G, Flush, at ALL POINTS SHOWN THUS 0 .
- 4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
- 5. Set "sure fire" studs tagged R.C.E, 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- G. THIS TRACT CONTAINS 12.76 ACRES.

Certificate of Correction: C.C.-11 Inst. No. 195323 Dec. 20, 1976



Z W

86/

W W

- 1. 55%

( CO) | E- 25 | 1

M.B

8

FD. 1" LP, L.S. 3250, G"
DOWN FOR WLY. CORNER.
PAR. 1 PER P.M. G/52,

N. 67-39'25"W,

316.65

N.G4°49'49"W.(R.)

33'

H 72-24'43"W.(E.)

LOT "C"

WAKEBRIDGE E

65.00

223.45

65.00°

N.74°39'46"W.

19

1214, Co. 128C.

B'XGO' RU.E.

N. 27-39'25"W.

5'XGO' FU.E.-

N.67\*39'25"W.

S'XOO' RU.E.

N. 67°36'25" W

AVEN

P. T.

49.38

72.29

65.00°

**⊗5**.∞

SHEET 3 OF 3 SHEETS IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 4, BLOCK 23; LOTS 1,3 AND 4, BLOCK 24; LOTS 2,3,5 AND 6, BLOCK 27; LOTS 1 & 3, BLOCK 28; AND A PORTION OF LOT "L" AND "L-A" (LYON AVENUE); AND LOT "K-A" (HIGGS AVENUE); & LOT "S-S" (TRUSCHELL, AVE.) ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK II, PAGES 42-50 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN RANCHO LA SIERRA SEPULVEDA ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS SCALE: |" = 50' RIVERSIDE CALIFORNIA ENGINEER'S NOTES: BASIS OF BEARINGS IS THE CENTERLINE OF LA SIBIRRA

13

14

AVENUE (FORMERLY HOLDEN AVENUE TAKEN AS N. 34° IB' IS" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN SCOK, II OF

MAPS, AT PAGES 42 THRU SO THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 2. FOUND I" IRON PIPE TARGED R.C.E. 9876, FLUBH, AT ALL POINTS SHOWN THUS . PER TRACT Nº 5677-2, M.B. 84/16-78 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
- S. SET I" IRON PIPE TARGED R.C.E. 987G, PLUSH, AT ALL POINTS SHOWN THUS O .
- 4. SET I" IRON PIPE TAGGED R.C.E. 987G, FLUSH, ATALL REAR LOT CORNERS.
- B. SET "BURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- G. THIS TRACT CONTAINS 12.76 ACRES. Certificate of Correction: C.C.-II Inst. No. 195323 Dec. 20, 1976

CURVE DATA

NR	Δ	12.	т	L
0	1500'00"	100,00		26.18

24

MARCH 1976

N.71-64' 07-W. (E)

181.00

271.00

102.11

\_A=02°45 30"

DRIVE